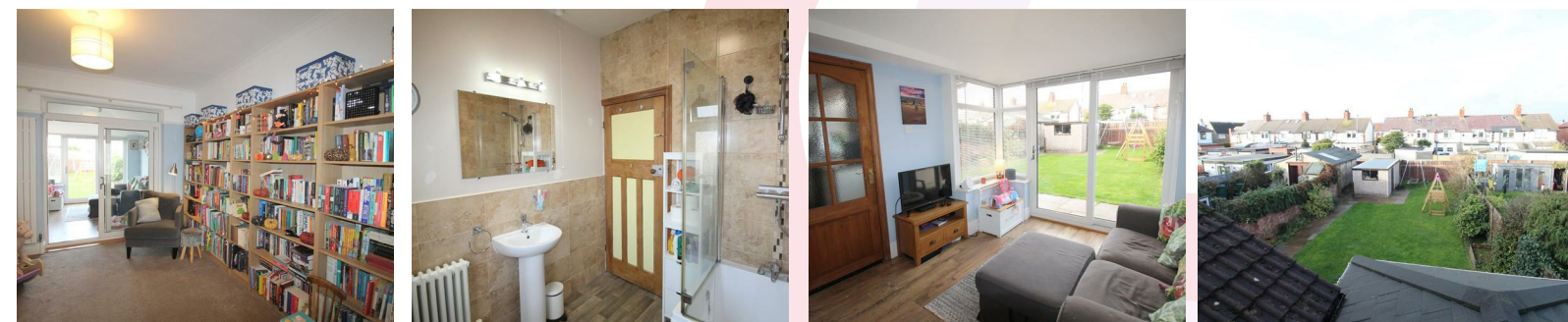




KILNHOUSE LANE, LYTHAM ST. ANNES
FY8 3AA

ASKING PRICE £310,000

- EXTENDED AND DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME WITH AN ABUNDANCE OF ORIGINAL FEATURES IN HIGHLY CONVENIENT LOCATION
- CLOSE TO LOCAL SHOPS, THE BEACH, ST ANNES TOWN CENTRE, ST ANNES OLD LINKS GOLF COURSE, ST ANNES CRICKET CLUB, BUS ROUTES AND MOTORWAY
- FOUR BEDROOMS - TWO RECEPTION ROOMS - CONSERVATORY - L SHAPED DINING KITCHEN - DOWNSTAIRS SHOWER ROOM - THREE PIECE FAMILY BATHROOM - UTILITY CUPBOARD
- GENEROUSLY SIZED SUNNY REAR GARDEN - GARAGE AND DRIVEWAY - EPC RATING: TBC



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



Entrance
Entrance gained via composite door leading into;

Entrance Vestibule
Light, tiled flooring, door leading into;

Entrance Hallway
Large radiator, under stair cupboard housing meters and fuse box, telephone and fibre broadband points, dado rail, picture rail, stairs leading up to the first floor landing, doors to the following rooms;

Reception Room One
14'3 x 10'10
Large UPVC double glazed walk in bay window to the front, large vertical radiator, television point, picture rail, coving, skirting boards. The principal reception room opens up into;

Reception Room Two
12'7 x 10'7
Large vertical radiator, picture rail, coving, skirting board, UPVC double glazed sliding door opens up to;

Conservatory
11'9 x 9'6
UPVC double glazed windows to the sides and rear, UPVC double glazed sliding door opens up to the rear garden, large vertical radiator, wood effect laminate flooring, door leading into;

Dining Kitchen
17' x 16'2
Good range of wall and base units, wood effect laminate surfaces, tiled to splash backs, one and half stainless steel bowl sink and drainer, range cooker with five ring gas hob and overhead illuminated extractor hood, plumbed for a dish washer, space for under counter fridge and freezer, space for dining table and chairs, tiled flooring, door leading to under stair pantry cupboard, ceiling mounted clothes maiden, large radiator, large UPVC double glazed window to the rear, UPVC door with double glazed opaque inserts to the rear, doorway leads into;



Inner Vestibule
Doors leading into the following rooms;

Shower Room
6'11 x 5'10
Three piece white suite comprising of; overhead mains powered shower in cubicle, vanity wash hand basin and WC, tiled to splash backs, extractor fan, wall mounted heated towel rail, tiled floor, part tiled walls, recessed spotlights, loft hatch, wall mounted mirror with drawer and light, wall mounted mirror fronted cabinet, UPVC double glazed opaque window to the side.

Bedroom Four
16'7 x 10'1
Large UPVC double glazed window to the front, radiator, skirting boards, door leads into;

Utility Cupboard
5'1 x 4'5
Wall mounted combi boiler, plumbed for a washing machine and space for a dryer, space for storage, wood effect vinyl flooring.

First Floor Landing
Large UPVC double glazed opaque window to the side, dado rail, picture rail, loft hatch providing access to a boarded loft space, doors lead into the following rooms;

Bathroom
7'7 x 6'8
Three piece white suite comprising of; bath with overhead mains powered shower, pedestal wash hand basin and WC, extractor vent, radiator, part tiled walls, wood effect vinyl flooring, wall mounted mirror with lighting above, wall mounted mirror fronted cabinet, large UPVC double glazed opaque window to the rear.

Bedroom One
12'8 x 9'8
Large UPVC double glazed window to the rear, large radiator.



Bedroom Two
12'1 x 9'8
Large UPVC double glazed window to the front, large radiator, dado rail, picture rail, skirting boards.

Bedroom Three
8'4 x 7'
Large UPVC double glazed window to the front, radiator, wired fibre broadband, dado rail, picture rail, skirting boards.

Garage
16' x 8'3
The single concrete sectional garage is accessed via an up and over door from the rear service road the garage has light, power, fuse box, single glazed window the rear and wooden door to the side providing access to the rear garden.

Outside
The front garden is laid to lawn bordered by shrubs and bushes, external water and power points, electric car charger, off road parking space at the side. The spacious rear garden is laid to lawn bordered by shrubs and bushes for ease of maintenance perfect for relaxing in or entertaining guests, there is a patio area immediately to the rear of the property ideal for garden furniture, wooden gate providing access to the rear service road, external water and power points.

Other Details
Tenure: Absolute Freehold
Council Tax Band: C (£2,145.13 per annum)

* The property benefits from an EV charger and a full fibre broadband box located at the front of the property *



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC